

**PLANNING BOARD
TOWN OF WILBRAHAM**
240 Springfield Street
Wilbraham, Massachusetts 01095

Jeffrey Smith, Acting Chairman
Adam Basch
Charles Pelouze
Tracey Plantier
David Sanders
James Moore, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, NOVEMBER 19, 2014**

In attendance: Jeffrey Smith, Chairman
Charles Pelouze
Tracey Plantier
David Sanders
James Moore, Associate

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector

Chairman Smith called the meeting to order at 7:00 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Welcome to the Planning Board – Jay Moore & Charles Pelouze

Chairman Smith welcomed Jay Moore as Associate Member and Charles Pelouze as full member to the Planning Board.

2. Approval of Minutes

Chairman Smith called for a motion to approve the minutes of November 5, 2014 and asked if there were any comments or revisions.

MOTION (SANDERS, PLANTIER): To approve the minutes of the November 5, 2014 meeting as submitted. Approved (5-0).

3. Citizens Open Forum

No citizens took advantage of the open forum opportunity.

4. Building Inspector's Report

Building Inspector Lance Trevallion advised the Board that building has slowed down, but permits for residential solar systems are flourishing. He added that the Daily Pint, formerly operated as Houligan's, is open and has done a great job renovating. He then reviewed other businesses in town.

5. **Miscellaneous Business**

The Planning Board briefly reviewed the following miscellaneous business:

A. Planning Board Roster – Updated November 2014

B. Planning Board Contact List – November 2014

6. **Public Hearing – Special Permit (SP14-07)**

Excessive Accessory Garage Space - Baltazar Residence, 172 Stony Hill Road.

(Videotaped – WPA)

Chairman Smith opened the public hearing and read the legal notice into the record. Henrique Baltazar appeared before the Board to request special permit approval to construct a new single-family residential dwelling with an attached garage on property owned by Christopher Baltazar, Henrique Baltazar and Maria Baltazar located at 172 Stony Hill Road. The Applicant is requesting special permit approval as required under Section 3.9.2.2 of the Wilbraham Zoning By-Law because the footprint of the existing 30' by 26' detached garage and the proposed 21' by 21' attached garage would create a combined total garage space footprint area of approximately 1,221 square feet as shown on submitted plans. Mr. Baltazar stated that the garage space will be used to store personal items. Chairman Smith read memos into the record from the DPW, Police Department and Water Department. There was no objection from the general public.

The public hearing was closed at 8:00 pm. Planning Director John Pearsall distributed a draft decision granting special permit approval with conditions of approval in the standard format dated November 19, 2014 for Planning Board review and discussion

MOTION (PLANTIER, SANDERS): To approve the decision for Special Permit application (SP14-07) as drafted. Approved (4-0).

7. **Public Hearing – Site Plan Approval (SPA14-02)**

Large-Scale Ground-Mounted Solar Energy System -Town of Wilbraham Landfill, 2720 Boston Road.

(Videotaped – WPA)

Chairman Smith recused himself from the public hearing due to a personal conflict and left the room.

Vice Chair Tracey Plantier, as Acting Chair, opened the public hearing and read the legal notice into the record. Hank Ouimet, PE, representing Wilbraham LF Solar, LLC, and Matthew Spadi, an engineer with Weston & Sampson, appeared before the Board for site plan approval to construct a Large-Scale Ground-Mounted Solar Energy System on an approximately 4-acre parcel at the former landfill site owned by Town of Wilbraham located at 2720 Boston Road. The Proponents stated they are in the process of negotiating a 20-year lease agreement with the Town and have been authorized to move forward through the permitting process. The proposed system consists of approximately 3,000 panels and they expect construction to take three to four months. They added that they have approval from the utility company to interconnect the project and have filed an application with the DEP for a landfill post-closure use. They also stated that prior to activating the system, they will conduct trainings with Town emergency personnel. The Proponents stated that as the owners of the facility, they would be responsible for maintaining it and the landfill cap as outlined in the draft agreement with the Town, and the facility itself will be surrounded by security fencing. A waiver has been requested to reduce the rear yard setback from the required distance of 50 feet to 19 feet in a relatively isolated area of the property which abuts the railroad right-of-way. The construction of the solid-state panels and their capacity to withstand weather and vibrations were also discussed. Planning Director John Pearsall stated for the record that there are no wetland issues with the Conservation Commission, and DPW Director Ed Miga has no issues per his memo. There was no opposition heard from the general public. The public hearing was closed at 8:37 pm.

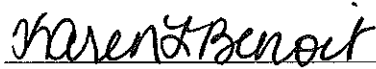
MOTION (PELOUZE, SANDERS): To approve the Site Plan Approval application (SPA14-02) and the requested waiver from the rear yard setback per submitted plans, subject to conditions and contingent upon an executed lease agreement between the Town and the Proponents, and to authorize Planning Director John Pearsall to draft and post the decision of approval. Approved (3-0); with Smith recused.

8. **Special Permit Decision (SP14-04) – Cedar Ridge PURD, 404 Stony Hill Road**
Condition 23 – Clarification Regarding Disney Parcel Open Space (340V Stony Hill Road)

Planning Director John Pearsall advised the Planning Board that Cedar Ridge developer Kent Pecoy has raised an objection with some of Condition 23 in the Special Permit Amendment (SP14-04) decision issued by the Planning Board on October 15, 2014. Specifically, Mr. Pecoy objected to the requirement that the 10 acres of land known as the so-called Disney parcels located at 304V Stony Hill Road be permanently protected by donation or conservation restriction. Mr. Pecoy stated that while he has agreed to permanently protect the land to the rear of the project, he neither initiated nor agreed to such action on the Disney parcels as implied in the wording of the condition in question. Mr. Pearsall conceded that the wording of the condition implying the applicant's consent was not completely accurate and explained that the misleading wording was inadvertently carried over using similar language from the previous decision. Mr. Pearsall expressed regret that the wording was not 100% factually correct but reminded Mr. Pecoy that the permanent protection of open space is a mandatory requirement under the PURD zoning bylaw and not an optional consideration exercised at the developer's choosing. Mr. Pearsall noted that since the 20-day appeal period has lapsed the decision cannot be changed without filing for a special permit amendment and the Planning Board recommended that Mr. Pecoy be invited a future meeting to further discuss and clarify this matter.

Having no further business, the meeting was adjourned by unanimous consent at 8:45 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **December 17, 2014 at 7:00 PM** in the Selectmen's Meeting Room.

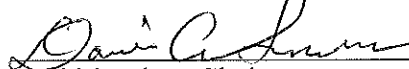
Submitted:



Karen Benoit, Administrative Assistant

Date: 12/12/14

Approved As To Form And Content:



David Sanders, Clerk

Date: 12/17/14